

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b>  <b><u>PLANNING COMMISSION</u></b>  <b><u>In Person</u>– Regular Meeting</b>  <b>7:00 p.m.</b>  <b><u>November 17, 2022</u></b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b>    <b>MINUTES</b> </p>	<p> <b>MINUTES</b>  Page 1 of 4 PC  <b>APPROVED: _____</b>  Regular PC Mtg. 11/17/22 </p>
<p> <b>Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush.</b>    <b><u>PLEDGE OF ALLEGIANCE</u></b>    <b><u>Roll Call: Present:</u></b> Fiala, Beukema, Kooistra, Knowles, Purcell, Bush.    <b><u>Absent with Notice:</u></b> Frigmanski – Absent with notice.    <b><u>PCI:</u></b> Mark Thompson- Present.    <b><u>Professional Planner:</u></b> Rebecca Harvey- Present    <b><u>Staff Present:</u></b> Sandy Marcukaitis, Dennis Buist - Constable.    <b><u>Visitors:</u></b> 3 (not including staff present). </p>	<p> <b>CALL TO ORDER</b>  <b>PLEDGE</b>  <b>ROLL CALL</b> </p>
<p> <b><u>APPROVAL OF AGENDA:</u></b>    <i>Motion by Purcell with support from Beukema to approve the agenda as presented.</i>  <i>All Ayes. MOTION CARRIED.</i> </p>	<p> <b><u>APPROVAL OF AGENDA as presented</u></b> </p>
<p> <b><u>REPORTS from REPRESENTATIVES:</u></b>    <b><u>Board of Trustees-</u></b> Larry Knowles, noted that the Board on November 10<sup>th</sup> approved: <ul style="list-style-type: none"> <li>• The Cobb Lake Weed Assessment District</li> <li>• Shalinda final plat</li> <li>• Zoning on property on M-179</li> <li>• Mailing for Zoning Administrator candidate</li> <li>• 11/22/22 Special Meeting at 10 a.m.set for proposed fire truck</li> </ul>   Also, on 11/11/22, a nice Veterans Memorial Ceremony was held.    <b><u>ZBA-</u></b> John Frigmanski -absent with notice. Next ZBA meeting will be on 11/18/22 due to election being held in township hall on 11/8/22. </p>	<p> <b>BOARD REPORTS from REPRESENTATIVES</b> </p>
<p> <b><u>PUBLIC COMMENT: NONE</u></b> </p>	<p> <b>PUBLIC COMMENT</b> </p>
<p> <b><u>APPROVAL OF MINUTES :</u></b> Regular Meeting of October 20, 2022    <i>Motion by Beukema with support from Purcell to approve minutes of <u>Oct. 20, 2022</u> as presented. All Ayes. MOTION CARRIED.</i> </p>	<p> <b><u>APPROVAL OF MINUTES- Oct. 20, 2022.</u></b> </p>

**INQUIRY ON CONFLICT OF INTEREST:**

**ROLL CALL:** *Fiala asked the PC members present if there was any conflict of any PC member with the agenda this evening. L. Kooistra noted YES when it comes to setbacks. NO other conflicts from six PC members present. (Frigmanski - absent).*

**NEW BUSINESS:**

**PC-22-11-14 PARCEL ID# 08-16-205-306-00. Unaddressed parcel on Sandy Beach St. Wayland, MI 49348**

A request by property owner Dennis Stiffler Special Exception Use/Site Plan Review pursuant to the Section 12.7 Outbuildings "Special Exception Uses".

The subject site is approximately a .317-acre vacant parcel. The property is currently zoned Residential Single Family (RSF) and the applicant is requesting a Special Exception Use/Site Plan Review to allow for the construction of an accessory building on an otherwise vacant lot.

Mr. Stiffler presented his request.

M. Thompson, of PCI, gave his review.

**Open & Close Public Comment at 7:16 pm.**

*Motion by Purcell with support by Knowles to approve request regarding Parcel ID #08-16-205-306-00, an unaddressed parcel on Sandy Beach St., Wayland, MI 49348.*

**OLD BUSINESS ITEMS:**

**\*\*Public Hearing: Zoning Ordinance Text amendments to Article XX, Section 20.8, Zoning Board of Appeals authority. (See below).**

**a. Public Hearing: Zoning Ordinance text amendments to Article XIII, Private Road Standards and Procedures, including revisions to Sections 13.2, 13.3, 13.4, 13.5, 13.6 and 13.7.**

**R. Harvey reviewed history of PC work and drafts regarding Private Road Standards.**

**PUBLIC COMMENT opened at 7:30 p.m.**

**D. Stiffler inquired regarding access to private roads and the involvement of a HOA.**

**Close of Public Hearing Comment at 7:31 p.m.**

*Motion by Knowles with support from Purcell to accept Private Roads Standards and Procedures as presented by planner and to be brought as a recommendation to the Board of Trustee for approval. All Ayes. MOTION CARRIED.*

**MINUTES**

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**APPROVED:** \_\_\_\_\_

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**INQUIRY ON CONFLICT OF INTEREST**

**NEW BUSINESS**

**MOTION to APPROVE REQUEST 22-11-14**

**OLD BUSINESS ITEMS**

**MOTION TO APPROVE PRIV. RD. STDS. TEXT AMENDMENTS.**

**OLD BUSINESS ITEMS** *continued*

**b. Public Hearing: Zoning Ordinance text amendments to Article XII, General Regulations, including adding a table format for dimensional requirements and other amendments.**

**c. Public Hearing: Zoning Ordinance text amendments to Article III, Section 3.16 (F) Chief Noonday Corridor Overlay District regarding setbacks and adjacent land uses, which changes shall be incorporated in Article XII.**

*(Hearings for items b. & c. were combined).*

PUBLIC COMMENT opened & closed at 7:47 p.m.

*Motion by Knowles with support from Beukema to accept the presented tables and changes to Section 12 and Section 3 and recommend approval to the Board of Trustees of presented changes. All ayes. MOTION CARRIED.*

**\*\*Public Hearing: Zoning Ordinance Text amendments to Article XX, Section 20.8, Zoning Board of Appeals authority.**

PUBLIC COMMENT opened & closed at 7:51 p.m.

*Motion by Fiala with support from Beukema to recommend the township board approval of the text amendments related to the ZBA as presented and documented by the township attorney. All Ayes. MOTION CARRIED.*

**d. Outbuilding size restrictions – Review/Discuss Proposed amendment to current ordinance.**

**R. Harvey reviewed Outbuildings table and proposed text amendments to Section 12.7 giving PC members three options to consider.**

*Motion by Purcell with support from Beukema to ask R. Harvey to draft formal ordinance language to incorporate Option 3 -as PC amended- for consideration and public hearing at the next regularly scheduled Planning Commission meeting (12/15/22). All Ayes. MOTION CARRIED.*

Review/Update 2022 PC Work Plan- reviewed briefly- no major changes.

**OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION: None**

**MINUTES**

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**APPROVED:** \_\_\_\_\_

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**OLD BUSINESS ITEMS** *continued*

**MOTION TO ACCEPT AND RECOMMEND TO BOT** changes to Sections 12 & 3.

**MOTION TO RECOMMEND BD. OF TRUSTEE APPROVAL OF ZBA RELATED TEXT AMENDMENTS.**

**MOTION TO REQUEST DRAFT OF R. HARVEY REGARDING SECTION 12.7.**  
(for consideration & public hrg.)

**OTHER SUCH BUSINESS**

